



Brandram Road, Lewisham, London, SE13
Guide Price £425,000-£450,000 *Share of Freehold*



A bright and characterful two bedroom split-level period conversion with its own front door and off-street parking, offered chain-free and with a share in the freehold just 0.4 miles from Blackheath Village.

Ideal for buyers wishing to imprint their own style, some light modernisation would go a long way and, in our view, should be straightforward to achieve.

KEY FEATURES

- split-level period conversion
- two double bedrooms
- off-street parking
- chain-free
- share of freehold
- 0.4 miles to Blackheath Village
- "House-like" layout over two floors



Blackheath
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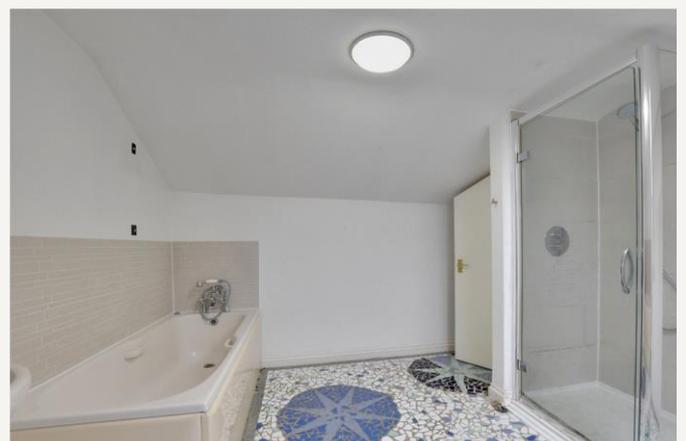


Inside, the first-floor landing opens to a generous reception (16'8 x 14'2 max) with stripped wood floors and double-glazed sash windows. A separate fitted kitchen sits just off the hall, keeping cooking and entertaining neatly zoned. Two well-proportioned double bedrooms provide calm, balanced spaces, complemented by a smart bathroom on the upper level and excellent built-in/eaves storage. This unique property has a "house-like" layout over two floors spanning Approx. 972 sq.ft with ample eaves storage taking the total to 1510 sq.ft.

Situated just 0.4 miles from Blackheath Village, residents enjoy easy access to an array of amenities including bars, restaurants, boutique shops, a farmers market, and a mainline station. The magnificent Royal Greenwich Park, located just 0.77 miles away, offers serene green spaces, while Greenwich town centre boasts historical landmarks such as the Royal Naval Hospital, the Royal Observatory, the National Maritime Museum, and the restored Cutty Sark. For local convenience, Manor House Gardens with its children's play park and farmers market is a mere seven-minute walk away.

Blackheath Station offers connections to London Bridge, Charing Cross, Victoria, and more. With access to the DLR, London Overground, buses, riverboats, foot tunnels, and cable cars, commuting to Canary Wharf, the City, and central London is effortless. With its convenient location, excellent transport links, and renowned schools, the area is increasingly popular among young professionals and commuters. The nearby O2 adds to the area's appeal, offering entertainment and leisure options for residents and visitors alike.

The Ofsted rated "Outstanding" St Margaret's and John Ball primary schools are extremely close and the property sits in the catchment area for Thomas Tallis secondary school.



MATERIAL INFORMATION

Tenure: Share of Freehold

Term: 971 year and 0 months

Service Charge: 1/3rd of any works

Ground Rent: £ 100 Annually (subject to increase)

Council Tax Band: C

EPC rating: D

Is the property listed: No

Utilities:

Electricity supply: MS

Sewerage supply: MS

Water supply: MS

Rights & Easements:

Does the property for any easements: None

Does the property have public rights of way: None

Does the property have restrictions: None

Flooding:

Has the property flooded in the last 5 years: None

Last flood date:

Does the property have flood defences: None

Sources of flooding:



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 69 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

For more information, scan the QR code or visit the link below

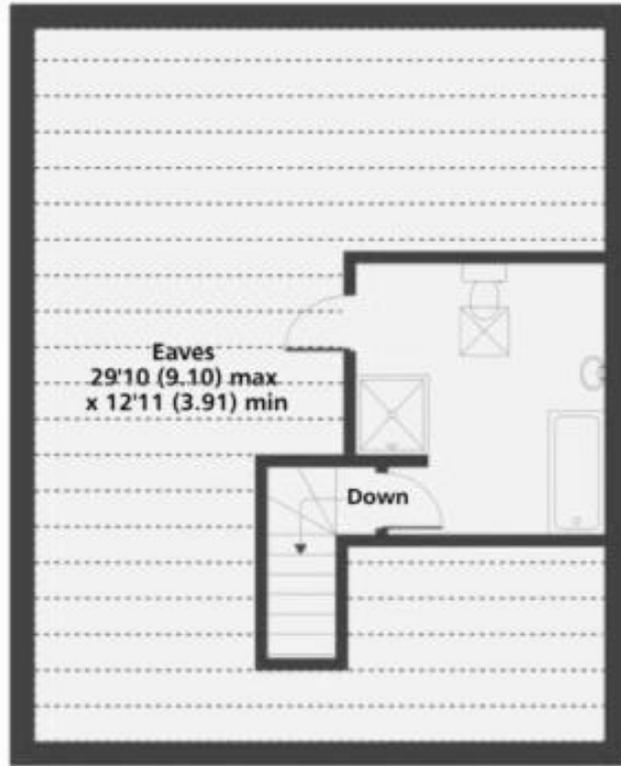


<https://www.winkworth.co.uk/sale/property/BLA210691>

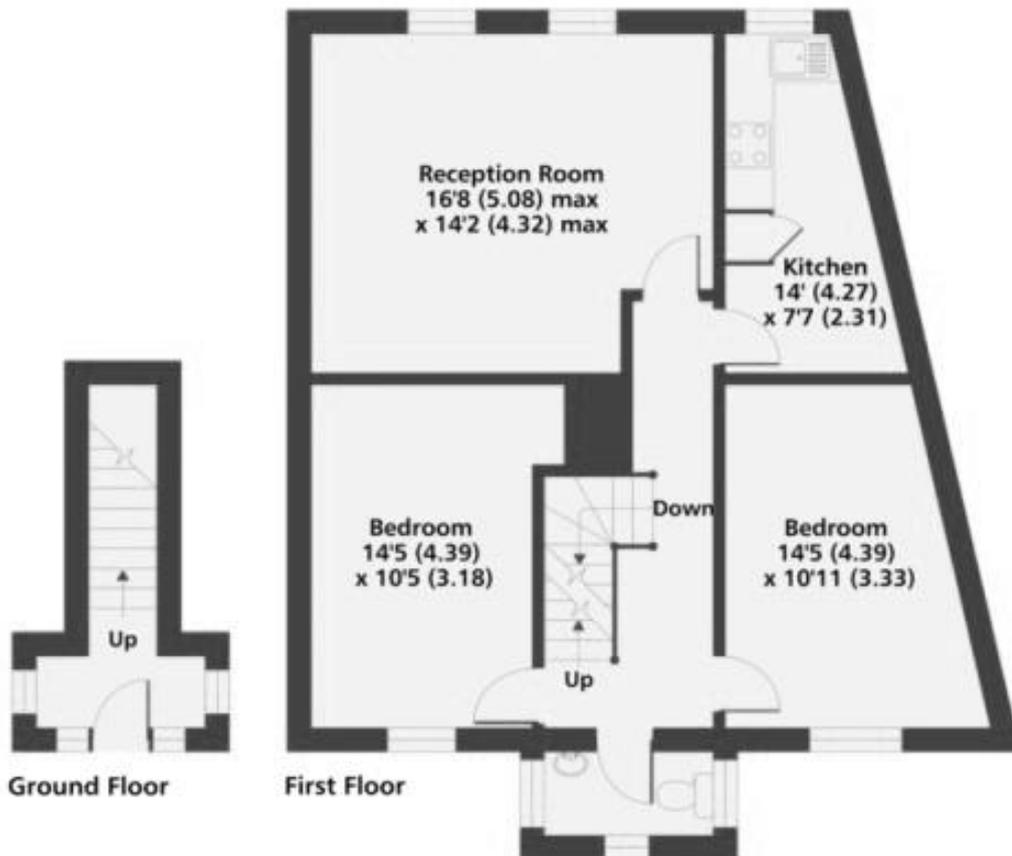
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Denotes restricted head height



Second Floor



Approximate Area = 972 sq ft / 90.2 sq m

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